



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
June 3, 2015, 7:00 p.m.**

PRESENT –

Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Daniel Pace
Commissioner Kelly Wixom
Alternate Tim Blackburn (sat)
Alternate Chris Judd

ABSENT –

Commissioner Garret Smit
Alternate Don Cosney

STAFF PRESENT –

Nathan Crane, Don Overson, Town Clerk/Recorder Pamela Spencer

OTHERS PRESENT –

Jared Penrod with Orem City, Pete Evans with Flagship, Stewart Park with Anderson Geneva, Derrek Whetten future resident, Residents Tyce Flake and James Booth.

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, June 3, 2015, starting at 7:00 PM in the Vineyard Town Hall. The invocation was offered by Commissioner Tim Blackburn.

Regular Session - The meeting was called to order at 7:00 PM.

OPEN SESSION – Citizen Comments

Commissioner Chris Judd reported that there was a speed limit sign on Holdaway Road that was blocked by a bush and asked for the Council to be informed.

MINUTES REVIEW AND APPROVAL

The Planning Commission reviewed the minutes from the January 21, 2015 and February 4, 2015 meetings. Commission Chair Holdaway asked for comments or changes. Hearing none, he called for a motion.

Motion: COMMISSIONER PACE MOVED TO APPROVE THE MINUTES OF JANUARY 21, 2015 AND FEBRUARY 4, 2015. COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

BUSINESS ITEMS:

5.1 Lake Park Subdivision

Orem City is seeking approval of their Subdivision Plat located at 1908 W. 400 S. Proposed lot 1 has an existing single family home, and is on 0.345 Acres. Proposed lot 2 is on 1.33 Acres, and will eventually be a parking lot for the neighboring park.

Upon request, Mr. Crane reviewed the details of the plan. The Planning Commission discussed lot size and access requirements.

Mr. Penrod showed the parking lot and access plan. He said the new parking lot would provide a net of 155 additional parking stalls. Mr. Penrod discussed the plan for temporary parking and said that Orem City would apply for a conditional use permit if they decided to put in a temporary parking lot. The Planning Commission asked about the impact to Lot 1.

Mr. Stewart Park mentioned the boundary adjustment that Anderson Geneva had been trying to finalize between Orem and Vineyard. He wondered if this approval could be used to encourage Orem City to finalize the boundary adjustment. Mr. Crane explained that the two could not be tied together because they were two different pieces of property.

Future Resident Derrek Whetten mentioned that they wanted to have a shed in the northeast corner of the lot. Mr. Crane talked about the stipulations for approval and said the shed would not be a problem.

Commission Chair Holdaway asked for additional comments. Hearing none, he called for a motion.

Motion: COMMISSIONER KOHL MOVED TO ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO THE FOLLOWING FIVE STIPULATIONS AS RECOMMENDED BY STAFF:

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATE STAMPED MAY 1, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. ALL STREET RIGHT OF WAY AND IMPROVEMENTS SHALL BE DEDICATED AS REQUIRED BY THE TOWN ENGINEER.
4. THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. A CONDITIONAL USE PERMIT SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION OF THE PARKING LOT.

COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.2 Public Hearing

The applicant is requesting to make the following amendments to the WatersEdge zoning ordinance. The requests are as follows:

- To adjust table 2.1 to remove the regulation "1.5 times the lot width" and replace it with "100 Feet" specifically relating to SFD: 54, 65, 8, 10, 15, and 20.

- To change the side yard setbacks in planning areas with 8,000 and 10,000 square foot lots from 18' combined yard setbacks with an 8' minimum, to 14' combined yard setbacks with a 6' minimum.

Mr. Crane reviewed the requested amendments. He explained that the changes would allow for a variety of architecture.

Commissioner Blackburn wondered if the changes placed the homes closer together. Mr. Crane explained that the setbacks might bring the houses closer together by about 4 feet.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN THE PUBLIC HEARING AT 7:16 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Mr. Evans explained that the changes allowed for a better product. He said the depth of the lots would not really change very much. He said the proposed amendments allowed for the differentiation between the two product types. He reviewed the current and proposed side yard setbacks.

Commissioner Pace asked about neighboring areas. The Planning Commission discussed different product types in the area.

Resident Chris Judd wondered if it allowed the ability to differentiate from two-story to ramblers. Mr. Evans explained that the changes would allow for a wider and shallower house, which he thought looked better from the street. Discussion continued regarding the different product types that might fit on the proposed lot sizes.

Mr. Overson mentioned that water meters, and sometimes sewer and land drains, could end up going under driveways on smaller lots. He said the proposed changes created a larger space for the utilities.

Commissioner Kohl thought the depth was okay, but the side yards were too close. Mr. Evans said their request was about 40% more space than the larger lots in the Homesteads. Commissioner Pace agreed that the houses within the Homestead were too close together.

Commissioner Blackburn said he had a problem with putting the houses closer together.

Discussion ensued. Planning Commission discussed and considered the proposed request for side yards. They considered staggering the width between homes.

Commission Chair Holdaway asked for additional public comment. Hearing none, he called for a

motion.

Motion: COUNCILMEMBER KOHL MOVED TO CLOSE THE PUBLIC HEARING AT 7:34 PM. COUNCILMEMBER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Discussion continued between the Planning Commission members. They considered appropriate widths between the houses.

Resident James Booth asked about the house plans for the development. Mr. Evans explained that the amendments would allow for a different set of plans. He said they were not designed yet because they were not sure of the width of the lots. Mr. Evans explained that they generally had five to seven floor plans per neighborhood.

Commission Chair Holdaway called for a motion.

Motion: COMMISSIONER PACE MOVED TO RECOMMEND TO THE TOWN COUNCIL THE PROPOSED AMENDMENT SECTION 2.26 TO 2.29; SIDE YARD REGULATIONS, THAT THEY CHANGE TO 6 FEET MINIMUM SIDE YARD AND 14 FEET MINIMUM TOTAL SIDE YARD WIDTH ONLY IN THE SFD 8 ZONE, RECOMMEND NO CHANGES IN THE SFD 10 ZONE, AND IN SECTION 2.32; LOT DEPTH, RECOMMEND THAT THEY MAKE THE PROPOSED CHANGES ON THE 8, 10, 15, AND 20 ZONED LOTS ONLY. COMMISSIONER WIXOM SECONDED THE MOTION. COMMISSIONER KOHL, COMMISSIONER PACE, COMMISSIONER WIXOM, COMMISSIONER BLACKBURN, WERE IN FAVOR. COMMISSION CHAIR HOLDAWAY ABSTAINED. THE MOTION CARRIED.

5.3 WatersEdge Phase 2 Subdivision Plat

Applicant is seeking approval of their preliminary subdivision application. The property is designated as Low Density Residential in the WatersEdge Zoning District.

Mr. Crane reviewed the details of the preliminary subdivision application for Phase 2 of the WatersEdge development. He said the developer had met everything that was asked of them.

Commissioner Kohl wondered if the corner lots had to meet the lot depth requirement. Mr. Crane explained that they had to, but the numbers were calculated differently.

The Planning Commission discussed a clear view to the park. Mr. Evans explained that if they did that, some people would install a solid fence behind the park creating a checkerboard look.

Motion: COMMISSIONER WIXOM MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO THE FOLLOWING SIX STIPULATIONS:

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATED STAMPED MAY 22, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.

2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. ALL STREET RIGHT OF WAY AND IMPROVEMENTS SHALL BE DEDICATED AS REQUIRED BY THE TOWN ENGINEER.
4. THE FINAL PLAT AND FINAL LANDSCAPE PLANS SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. THE FINAL PLAT SHALL NOT BE RECORDED UNTIL THE CONSTRUCTION OF THE VINEYARD ROAD IS COMPLETED.
6. DEVELOPMENT SHALL INCLUDE A DECRETIVE CONCRETE WALL ON THE PARK SIDE MAINTAINING WITH THE ORIGINAL PLAN.

COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION MEMBERS' REPORTS

Alternate Commissioner Chris Judd gave an update on the Technical Advisory Committee meetings. He said they were in the last stages of drafting regulations, which would be sent out very soon. He encouraged the Planning Commission to consider its form versus use when reviewing the document. He also encouraged them to attend upcoming meetings.

STAFF REPORTS

Nathan Crane, Town Planner - Mr. Crane encouraged everyone to take time to reflect on what happened during World War II and D-Day.

Don Overson, Town Engineer Mr. Overson said that they were looking into applying for a TIGER grant in which Vineyard might possibly be able to receive up to \$40 Million for transportation projects. Mr. Overson reported that asphalt preservation would be done in the Shores and Sleepy Ridge developments. He said residents in each subdivisions would be informed before the preservation project was started. Mr. Overson mentioned that 800 North would open this week from Geneva Road to Mill Road. He gave a construction update on Main Street. He said mailboxes in Sleepy Ridge would be started next week.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 8:23 PM. The next meeting is scheduled to be held on June 17, 2015

MINUTES APPROVED ON: September 2, 2015

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER